



## **CITY OF MUNCIE REDEVELOPMENT COMMISSION**

### **Regular Meeting Minutes**

The City of Muncie Redevelopment Commission (MRC) met on Thursday, September 15, 2022, at 9:00AM in the City Hall Auditorium, First Floor, 300 N High St. Muncie, Indiana 47305.

**Call to Order:** President Jeff Howe called the meeting to order at 9:00AM.

- I. Roll Call:** President Jeff Howe, Commissioners Isaac Miller, Steve Prybylla, Lorraine Tomlin, and Shareen Wagley all present. School Board Jim Lowe present.
- II. Approval of the Minutes:** President Howe entertained a motion to approve the minutes from the July 21, 2022, MRC meeting. Shareen Wagley moved to approve. Isaac Miller provided second. Commissioners Isaac Miller, Steve Prybylla, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed.
- III. Claims:** Craig Wright, City Controller, claims for August:
  - \$650,000 to Delaware Advancement Corp for Accutech expansion agreement.
  - Fredricks Services for \$35,000 for Markets on Madison of parking lot demolition, removal of concrete, fill dirt, and seed.
  - Robert W. Baird and Company of \$25,000 for closing an issuance cost on the 2022 bond.
  - \$100,000 to the Innovation Connector (last month's presenter Ted Baker).President Howe entertained a motion to approve the claims. Isaac Miller made a motion to approve the claims. Lorraine Tomlin provided second. Commissioners Isaac Miller, Steve Prybylla, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed.
- IV. City of Muncie Update – Mayor Dan Ridenour.**
  - **Hotel Feasibility Update –**
- V. Budget –** Mayor Ridenour stated there are funds that must be spent in the Mall Tif area and other areas for maintenance. The full amount of the bond is still there for the White River Lofts, nothing has been done so far. McKinley neighborhood and Till Pond both have full funds. State approval has been received of the federal grant and is up to \$500,000. Expect an update this winter. Demolition of the buildings started on Phase 2 Riverfront. The parking lot in the Canal District property has now been purchased by DAC. Mayor Ridenour asked for approval to get quotes for demolition of the little blue house. President Howe entertained a motion to approve Mayor Ridenour getting quotes for demolition of the little blue house. Lorraine Tomlin moved to approve obtaining three quotes for 317 West Gilbert Street. Isaac Miller provided second. Commissioners Isaac Miller, Steve Prybylla, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted aye. Motion passed.

- **Markets on Madison** – Mayor Ridenour stated we have 452,279.45 for Markets on Madison after the \$35,000 in demolition. The first part of the parking lot is done and once it is complete, they will move onto the next section of the parking lot. The engineering work has been completed for the parking lot; it will include a pond, sidewalks, playground, and a little shelter. The other lots along the highway will eventually potentially be sold to restaurants. The next expense will be surveying work and demolition work.
- **McKinley Neighborhood** – Mayor Ridenour stated the McKinley neighborhood is still in the design process and is progressing well. We have the intersection under design through engineering. Communication between the school and the Y is in place and updates are forthcoming.
- **Parks** – Mayor Ridenour stated that work was done on five on the parks for \$51,000; Morningside Park, Jacks Park, Heekin Park, Skate Park, and Tuhey. He stated he subtractions for each month will continue to show in the claims.
- **City View One and Two** – Mayor Ridenour stated this is the Muncie Redevelopment Commission lots that had been torn down and worked with Miller Valentine to build single-family or townhouses. Some of the title work was not ideal so there were things that needed to be cleared. It should ready to close in the next couple of weeks so work can start to those lots. This is the first and second phase of about eighty properties and residential units. President Howe asked if these properties would go back on the tax rolls as 3%. Mayor Ridenour stated they will be on as 2% as residential rental properties and after 15 years the tenant can then get credit toward the purchase.
- **Hotel Feasibility Study** – Mayor Ridenour stated the report was received and sent out to the commission members. He stated there is a need for more hotels. There are other entities that are looking at bringing hotels to our area. Four separate locations were provided; the best location is at the Memorial Street exit at the US 35 Bypass. President Howe asked when they consider the locations if the whole market is evaluated. Mayor Ridenour stated only the eastside was asked to be considered. We have been in discussion about the property and its potential for the hotel. President Howe asked if here were developers interested. Mayor Ridenour stated yes. We are seeking a restaurant for that area as well. President Howe asked if this would give the Sports Plex more opportunity to accommodate more events. Mayor yes for the Sports Plex and for AMA.
- **Acquisition of YMCA Property** – Mayor Ridenour stated a month prior Jeff Howe and he were authorized to work together on the acquisition of the YMCA property. We have had discussions with the Y. The average of the two appraisals is \$578,500. He stated \$500,000 was offered and accepted by the YMCA Board. Mayor Ridenour asked for this Board to approve to move toward closing. The building is in a prime location. A lease back is being looked at for \$1, the Y

would pay for all expenses. We would just provide funds that go toward their capital campaign and allow them a location to continue operating. President Howe stated it is an absolute lease where we will have no expenses and the Y will maintain all expenses. Large repairs will not be required to be fix by either the Y or the city. Mr. Prybylla asked if there are any anticipated expenses with the purchase of the building. Mayor Ridenour stated it is a solid building with no windows. For resale, some may prefer no windows but also adding windows is a reasonable option. There are endless opportunities for the building, it could be demolished, or it could be redeveloped in some way. Mr. Miller asked if the Y had a timeline. President Howe stated they are not ready to release that yet. Mayor Ridenour asked for the approval of the \$500,000 with a \$1 lease back with no other ongoing expenses. Lorraine Tomlin made a motion to acquire the current Y facility for \$500,000 with an absolute lease back of \$1 per year based on their agreed upon timeline. Shareen Wagley provided second. Commissioner Isaac Miller voted no. Commissioners Steve Prybylla, Lorraine Tomlin, Shareen Wagley, and Jeff Howe voted yes. Motion passed.

- **Bids on Storer Properties** – Mayor Ridenour stated there are no new bids on the properties. He stated that developers have reached out and once streets are in the local builders will then place bids to buy and build.
- **Community Development Properties** – Jeff Howe asked if there are any updates on the gas station property on Madison. Mayor Ridenour stated the developer is still interested in moving forward with that.
- **Muncie Land Bank** – Nate Howard provided an update to the commission. The Land Bank has acquired one new property and has multiple properties being processes for eventual disposition. The Land Bank received the deeds to the eight properties received from the county and is in the beginning steps of reaching out to the interested parties. The Land Bank was awarded grant money from the Community Foundation with other grants pending. They are reworking their accounting processes, their mowing system, and property bidding systems. The staff attended a conference in Chicago on how to deal with abandoned properties and vacant lots. Mr. Howard mentioned they are preparing for the County Tax Sale in October.

**VI. Commission Member Comments** – None.

**VII. Public Comment (3 minute each):** No public comments.

**VIII. Adjournment:** Jeff Howe motioned to adjourn at 9:43AM.

The Muncie Redevelopment Commission will meet again on October 20, 2022, at 9:00AM

Respectively prepared by,

Maggie Bales

Respectively submitted by,

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Commissioner Lorraine Tomlin

